

CITY COUNCIL AGENDA

A Regular Meeting of the City Council of the City of Pearsall, Texas will be held on Tuesday, April 8, 2025, at 6:00 PM at the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas.

"In accordance with TEX. GOV'T CODE § 551.127, please be advised that members of the governing body may participate in a meeting via video conference call. A quorum of the city governing body will be present at the posted physical location of the meeting."

Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/86804552868>

Phone one-tap:
+13462487799,,86804552868# US (Houston)
+16694449171,,86804552868# US

Join via audio:
+1 346 248 7799 US (Houston)
+1 669 444 9171 US
Webinar ID: 868 0455 2868
International numbers available: <https://us02web.zoom.us/j/86804552868>

COUNCIL MEMBERS

**RACHEAL GARZA
BEN T BRISCOE
TIFFANY TALAMANTES
BRENDA TREVINO**

**JAMES LEAL
SONIA HERNANDEZ
RAMIRO TREVINO
AURORA GARZA**

- 1. Call To Order**
- 2. Roll Call and Announcement of Quorum**
- 3. Invocation And Pledge of Allegiance**
- 4. Citizens To Be Heard**
- 5. Mayor's Message and Staff Reports**

5.A Pearsall Police Department Monthly Reports - Chief D. Flores

- Monthly Report**
- CID Report**

- Narcotics Report

5.B Public Works Department Report - Hector Gandara, Public Works Director

5.C Finance Report- Christine Green, Finance Director

5.D Community Development Reports- Yolanda Moran, Assistant City Manager/Community Development Director

5.E Municipal Court Reports - Nicolas DeLeon, Municipal Court Judge

6. Presentations

6.A Discussion regarding the Frio County Hazard Mitigation Action Plan (HMAP) and priority mitigation action plan/projects for the City of Pearsall - Yolanda Moran, Assistant City Manager/Hector Gandara, Public Works Director

7. Public Hearing

7.A Open Public Hearing

7.B On a request for a Rezoning by Ernesto Tamez and Nydia M. Tamez requesting a zoning change by combining two lots a C-1 Commercial, Office, and Professional District and an R-1 single family District into an R-2 Multifamily Dwelling District. The legal description is the East ½ of Lots Ten (10) and Eleven (11), Block T to the City of Pearsall, situated in Frio County, Texas as shown on a plat of said city in Envelope 14A of the Map and Plat Records of Frio County, Texas. The property is currently zoned C-1 (Lot 10) and R-1 (Lot 11)

7.C Close Public Hearing

7.D Open Public Hearing

7.E On the request from Ernesto Tamez and Nydia M. Tamez for a Land Use Variance/Special Exception to allow for the new construction of a 1300-square -foot Single Family Residential Home on W. San Marcos St. The legal description is the East ½ of Lots Ten (10) and Eleven (11) , Block T to the City of Pearsall, situated in Frio County, Texas as shown on a plat of said city in Envelope 14A of the Map and Plat Records of Frio County, Texas. The property is currently zoned C-1 (Lot 10) and R-1 (Lot 11)

7.F Close Public Hearing

7.G Open Public Hearing

7.H On the request from Ulises Valdez and Liliana Valdez, requesting a Land Use Variance/Special Exception to allow for a new manufactured home to replace an existing one located at 205 W. Ward St. The legal description is all of Lots Numbers Nine (9), Ten (10), and Eleven (11) in Block Number Three (3) of the DeVilbiss Addition to the City of Pearsall, Frio County, Texas according to a Plat thereof recorded in Volume 48, Page 300 of the Deed Records of Frio County, Texas

7.I Close Public Hearing

8. Action to Consent Agenda (Items below are action items)

8.A Approval of the March 11, 2025, City Council Meeting Minutes -Krystal Garcia, City Clerk

9. New Business (Items below are action items)

9.A Discuss, Consider, and Act on the request of Ernesto Tamez and Nydia M. Tamez requesting a zoning change by zoning two lots a C -1 Commercial, Office, and Professional District and an R-1 Single -and Two-Family District into an R-2 Multifamily Dwelling District. The legal description is the East ½ of Lots Ten (10) and Eleven (11), Block T to the City of Pearsall, situated in Frio County, Texas as shown on a plat of said city in Envelope 14A of the Map and Plat Records of Frio County, Texas. The property is currently zoned C-1 (Lot 10) and R-1 (Lot 11). -Yolanda Moran, Assistant City Manager/Community Development Director

9.B Discuss, Consider, and Act on the request of Ernesto Tamez & Nydia M. Tamez requesting Land Use Variance/Special Exception to allow for new construction of a 1300 square foot Single Family Residential Home in W. San Marcos. The legal description is the East ½ of Lots Ten (10) and Eleven (11), Block T to the City of Pearsall, situated in Frio County, Texas as shown on a plat of said city in Envelope 14A of the Map and Plat Records of Frio County, Texas. The property is currently zoned C-1 (Lot 10) and R-1 (Lot 11). -Yolanda Moran, Assistant City Manager/Community Development Director

9.C Discuss, Consider, and Act on the request of Ulises Valdez and Liliana Valdez, requesting Land Use Variance/Special Exception to allow for a new manufactured home to replace an existing one located at 205 W. Ward St . The legal description is all of Lots Numbers Nine (9), Ten (10), and Eleven {11} in Block Number Three (3) of the DeVilbiss Addition to the City of Pearsall, Frio County, Texas according to a Plat thereof recorded in Volume 48, Page 300 of the Deed Records of Frio County, Texas. -Yolanda Moran, Assistant City Manager/Community Development Director

9.D Discuss and consider the approval of a \$75,000 budget for an event/events (PearsallFest) the week of October 10-19 to celebrate Hispanic Heritage and the City of Pearsall's designation as the Lineman Capital of Texas -Fred Reyes, City Manager

9.E Discuss and consider authorizing the city manager to enter into an agreement with AEP for additional street lighting for various parts of the city -Fred Reyes, City Manager

9.F Discuss and Consider Ordinance No. 2025-04-01 Amending the Adopted Budget for the Fiscal Year beginning October 1, 2024 - Christine Green, Finance Director

9.G Discuss and consider approving the Lease Agreement of Election Equipment with Frio County - Krystal Garcia, City Clerk

9.H Discuss and consider approving the Joint Election Agreement and Election Ballot Service Contract with Frio County to be Administered by the Frio County Election Administrator's Office -Krystal Garcia, City Clerk

10. Executive Session - In Accordance with Texas Government Code Chapter 551, Subchapter D:

The City Council of the City of Pearsall may at any time during the meeting close the meeting and hold an executive session pursuant to the Texas Open Meetings Act codified as Chapter 551, Texas Government Code which permits closed meetings pursuant to Section 551.071 for purpose of consulting with its attorneys; Section 551.072, deliberating about real property; Section 551.073, deliberating about gifts, and donations; Section 551.074, deliberating about personnel matters; Section 551.076, deliberating about security devices; Section 551.084, regarding exclusion of witness from witness in connection with an investigation; Section 551.086, deliberating about test items to discuss and/or deliberate any of the posted matters to be considered during the open meeting. If it does go into Executive Session, the City Council may deliberate in executive session, then reconvene in open session, vote on the matter in open session, and announce it for the City Council minutes.

10. A Discuss a waterline extension project near a 17.42 -acre tract of land situated in the Torres Irrigation & Manufacturing Co. Survey 734 416 3/4 T I&M CO Frio County, Texas
11. **Open Session (Items below are action items)**
 11. A Discuss and consider a waterline extension project near a 17.42-acre tract of land situated in the Torres Irrigation & Manufacturing Co. Survey 734 416 3/4 T I&M CO Frio County, Texas
12. **Review of Bills Paid**
 12. A March 2025 Bills Paid
13. **General Announcements**
14. **Adjournment**

Posted for Public Inspection on this the 4th day of April 2025, at 5:45 p.m.

By: 
Fred Reyes, City Manager

I certify that the above notice of meeting was posted on the bulletin board of the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas, on the 4th day of April 2025, at 5:45 p.m.

By: 
Krystal Garcia, City Clerk

This meeting location is wheelchair accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours in advance of the meeting. To make arrangements, contact the City Clerk at (830) 334-4160.